

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Fitchburg Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$8,764,923**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	95.52 %	95.20 %	11	94.94 %	55	57	
% of Funds Disbursed	92.12 %	88.78 %	4	84.35 %	77	80	
Leveraging Ratio for Rental Activities	3.06	7.72	15	4.59	44	38	
% of Completed Rental Disbursements to All Rental Commitments***	51.30 %	90.33 %	19	81.38 %	9	8	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.62 %	73.01 %	19	68.05 %	18	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.97 %	80.97 %	1	79.65 %	80	86	
% of 0-30% AMI Renters to All Renters***	75.76 %	49.15 %	1	44.76 %	85	90	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.61 %	1	94.31 %	100	100	
Overall Ranking:			In State:	18 / 19	Nationally:	44	43
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,353	\$25,436		\$25,245	33 Units	19.10 %	
Homebuyer Unit	\$106,465	\$15,891		\$14,395	32 Units	18.50 %	
Homeowner-Rehab Unit	\$33,731	\$14,722		\$20,186	108 Units	62.40 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fitchburg Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$53,483	\$180,166	\$41,126
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	54.5	43.8	73.1	0.0
Black/African American:	15.2	9.4	6.5	0.0
Asian:	0.0	3.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	3.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	3.0	3.1	0.0	0.0
Asian/Pacific Islander:	0.0	3.1	0.9	0.0

ETHNICITY:

Hispanic	27.3	34.4	19.4	0.0
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HOUSEHOLD SIZE:

1 Person:	69.7	9.4	23.1	0.0
2 Persons:	0.0	15.6	22.2	0.0
3 Persons:	12.1	21.9	16.7	0.0
4 Persons:	15.2	28.1	16.7	0.0
5 Persons:	3.0	15.6	13.9	0.0
6 Persons:	0.0	9.4	3.7	0.0
7 Persons:	0.0	0.0	0.9	0.0
8 or more Persons:	0.0	0.0	2.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.4	18.8	17.6	0.0
Elderly:	30.3	0.0	26.9	0.0
Related/Single Parent:	21.2	50.0	17.6	0.0
Related/Two Parent:	9.1	31.3	35.2	0.0
Other:	0.0	0.0	2.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	6.1	0.0 [#]
HOME TBRA:	0.0	
Other:	18.2	
No Assistance:	75.8	

of Section 504 Compliant Units / Completed Units Since 2001 12

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fitchburg Consortium

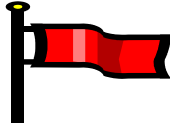
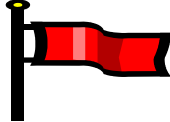
State: MA

Group Rank: 44
(Percentile)

State Rank: 18 / 19 PJs

Overall Rank: 43
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	51.3	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	45.62	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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